

MINUTES OF RDA REGULAR MEETING – SEPTEMBER 1, 2015

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN REGULAR SESSION ON TUESDAY, SEPTEMBER 1, 2015, AT 6:57 P.M. IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Chair
Steve Buhler, Vice Chair
Ron Bigelow
Tom Huynh
Lars Nordfelt
Corey Rushton
Steve Vincent

STAFF PRESENT:

Wayne Pyle, Chief Executive Officer
DeAnn Varney, Acting Secretary

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Kevin Astill, Parks and Recreation Director
John Evans, Fire Chief
Russell Willardson, Public Works Director
Jim Welch, Finance Director
Jake Arslanian, Public Works Department

_____ **OPENING CEREMONY**

The Opening Ceremony was previously conducted by Steve Vincent who showed a video of a previous University of Utah game.

_____ **APPROVAL OF MINUTES OF REGULAR MEETING HELD AUGUST 11, 2015**

The Board read and considered Minutes of the Regular Meeting held August 11, 2015. There were no changes, corrections or deletions.

After discussion, Mr. Vincent moved to approve the Minutes of the Regular Meeting held August 11, 2015, as written. Mr. Huynh seconded the motion.

A roll call vote was taken:

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Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Chairman Lang	Yes

Unanimous.

RESOLUTION NO. 15-17, RATIFY THE CHIEF EXECUTIVE OFFICER'S APPOINTMENT OF NICHOLE CAMAC AS SECRETARY OF THE REDEVELOPMENT AGENCY

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 15-17 that would ratify his appointment of Nichole Camac as Secretary of the Redevelopment Agency.

After discussion, Mr. Vincent moved to approve Resolution No. 15-17, a Resolution Ratifying the Chief Executive Officer's Appointment of Nichole Camac as Secretary of the Redevelopment Agency of West Valley City. Mr. Bigelow seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Chairman Lang	Yes

Unanimous.

RESOLUTION NO. 15-18, APPROVING A REAL ESTATE PURCHASE AGREEMENT WITH SHIRLYN TRINH AND HIEU HOANG TO PURCHASE PROPERTY LOCATED AT 2998 W. LEHMAN AVENUE

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 15-18 that would approve a Real Estate Purchase Agreement with Shirley Trinh and Hieu Hoang in the amount of \$24,000.00 plus closing/broker costs, to purchase property located at 2998 W. Lehman Avenue.

The RDA desired to acquire residential property at the above referenced location in the RDA Project Area known as Fairbourne Station and would play a key role in the next phase

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of development. By owning the property the RDA would have control of its use and ensure development met the quality standards of Fairbourne Station.

The City Center Redevelopment Project Area Plan, adopted by the RDA in 2004, entailed urban renewal of the area that included Valley Fair Mall, the property surrounding West Valley City Hall, and areas to the west of City Hall. Purchase of the subject property on Lehman Avenue would further the vision of the City Center Redevelopment Project Area Plan.

After discussion, Mr. Bigelow moved to approve Resolution No. 15-18, a Resolution Approving a Real Estate Purchase Agreement with Shirlyn Trinh and Hieu Hoang in the Amount of \$24,000.00 Plus Closing/Broker Costs, to Purchase Property Located at 2998 W. Lehman Avenue. Mr. Nordfelt seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Chairman Lang	Yes

Unanimous.

RESOLUTION NO. 15-19, APPROVE PURCHASE OF RESIDENTIAL PROPERTY FROM JERRY HUISH/CM&J CO., LLC, FOR PROPERTY LOCATED AT 3578 AND 3582 WEST HOLMBERG STREET IN WEST VALLEY CITY

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 15-19 that would approve purchase of residential property from Jerry Huish/CM&J Co., LLC, in the amount of \$67,034.00 plus closing/broker costs, for property located at 3578 and 3582 West Holmberg Street in West Valley City.

The Agency desired to acquire residential property at the above referenced location, in the City Center Redevelopment Project Area known as Fairbourne Station that would play a key role in the next phase of the development. By owning the property the RDA would have control of its use and ensure development met the quality standards of Fairbourne Station.

The City Center Redevelopment Project Area Plan, adopted by the Agency in 2004, entailed urban renewal of the area that included Valley Fair Mall, the property surrounding

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West Valley City Hall, and areas to the west of City Hall. Purchase of the property on Lehman Avenue furthered the vision of the City Center Redevelopment Project Area Plan.

After discussion, Mr. Nordfelt moved to approve Resolution No. 15-19, a Resolution Approving a Real Estate Purchase Agreement with CM&J Co., LLC, in the Amount of \$67,034.00 Plus Closing/Broker Costs, to Purchase Property Located at 3478-3582 West Holmberg Street. Mr. Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Chairman Lang	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY REDEVELOPMENT AGENCY THE REGULAR MEETING OF TUESDAY, SEPTEMBER 1, 2015, WAS ADJOURNED AT 7:00 P.M. BY CHAIRMAN LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, September 1, 2015.

DeAnn Varney
Acting Secretary